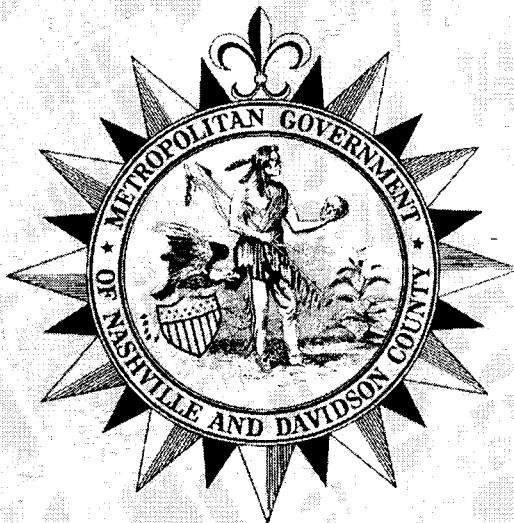


Metropolitan Planning Commission

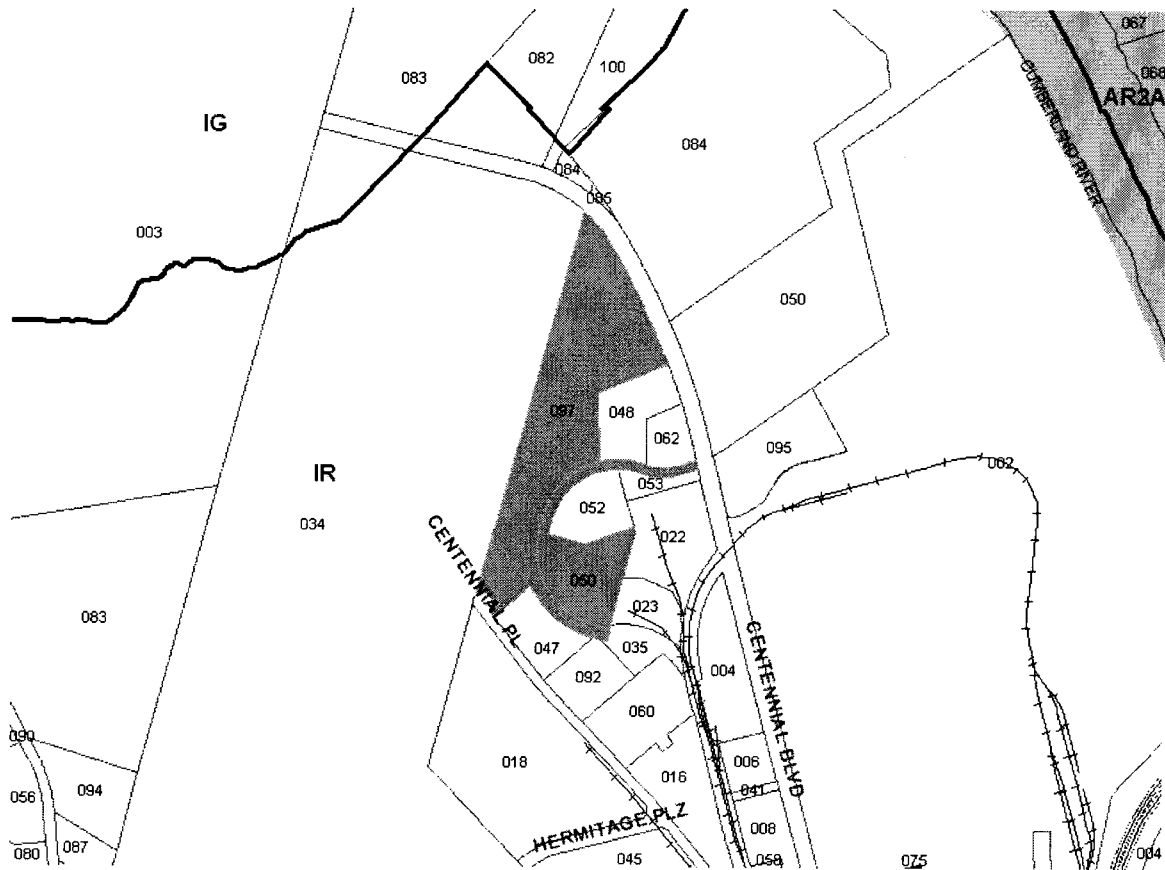
**Part B Subdivisions & PUD
UDO Request**



Staff Reports

April 24, 2008

CONCEPT PLANS



2008S-079U-07

Westport Business Park Concept Plan

Map: 79 Parcels: 050, 097

Subarea 7

Council District 20 – Buddy Baker



Project No.
Project Name

Council District

School Board District

Requested By

Subdivision 2008S-079U-07

Westport Business Park

20 – Baker

1 – Thompson III

Southern Engineering Services, applicant for Cline Development, LLC, and Centennial Place Realty LLC, owners

Staff Reviewer

Staff Recommendation

Swaggart

Defer until Stormwater Staff's comments have been adequately addressed. If plan is approved prior to the Commission meeting then staff will revise the recommendation as needed.

APPLICANT REQUEST

Concept Plan

A request for concept plan approval to create 14 lots on 28.24 acres located at 7273 Centennial Place and Centennial Place (unnumbered), approximately 5,200 feet north of Cockrill Bend Boulevard, zoned Industrial Restrictive (IR).

ZONING

IR District

Industrial Restrictive is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

SUBDIVISION DETAILS

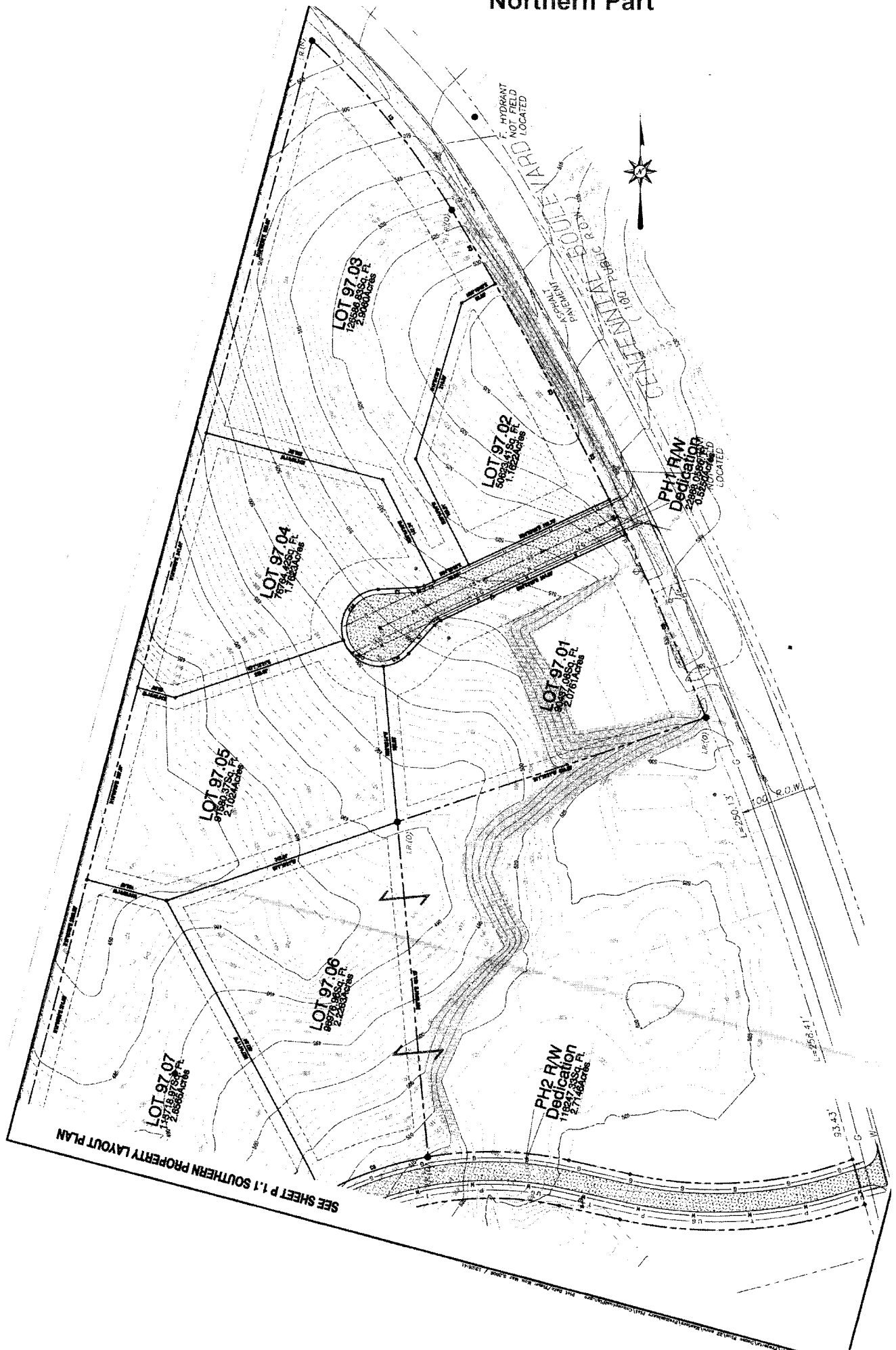
Site Plan

The application is to subdivide two properties into 14 new industrial lots. The two properties proposed to be subdivided are located within a large industrial area west of downtown Nashville adjacent to the runway for John C Tune Airport. The properties are part of an older subdivision entitled Cockrill Bend Industrial Subdivision and are currently vacant and consist of sparsely wooded areas and open field.

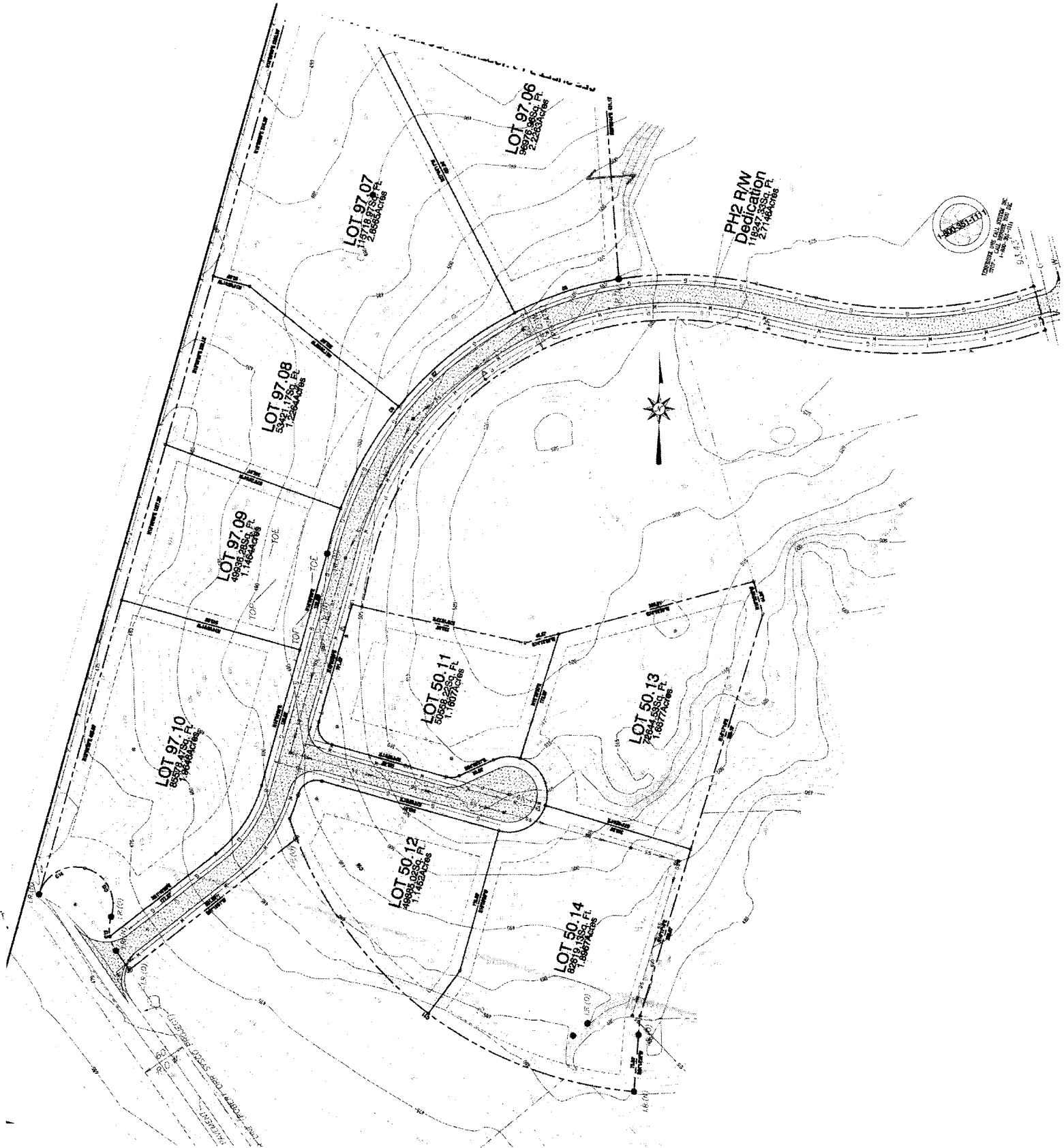
The plan calls for 14 lots on approximately 28.24 acres. Lots range in size from approximately 47,161 to approximately 126,336 square feet. All lots will be accessed from new public streets that will connect to Centennial Boulevard or Centennial Place. As proposed, the subdivision will be constructed in two phases with lots 1-6 in phase one and the remaining lots (7-14) in phase two.

Metro GIS shows closed contours on the property, and indicates the likely presence of sinkholes. The Subdivision Regulations do not specifically disallow sinkholes within lots that are not zoned residential; however, the Commission does have the authority to

Northern Part



Southern Part





Metro Planning Commission Meeting of 4/24/08

determine if land is suitable for development (Section 3-3). Since this is not a residential district sinkholes *may* reside within lots, however, more detail is needed to determine if the presence of sinkholes within lots could cause future problems. In order to address this issue, a geotechnical study shall be prepared and submitted with the Development Plan. The report must verify if sinkholes are present and if present how they are to be treated. Furthermore, lots shall be designated as critical lots and a note indicating the presence of sinkholes shall be placed on any future final plat.

STORMWATER RECOMMENDATION

Defer until the following conditions are met (if not deferred then Stormwater recommends *disapproval*):

1. Metro GIS indicates the presence of a stream that runs parallel to Lots 97.02 and 97.03. The stream continues north running parallel to Centennial Blvd. As such, show and label the Stream Tops of Bank. Furthermore, Show and Label a 30', "Water Quality Buffer" for said Stream. The Water Quality Buffer is scaled from the stream Tops of Bank. The total required buffer width is 30' + 30' + the top width of channel.
2. A Water Quality Concept is conspicuously absent from the plan. Show and Label a Water Quality Concept. Appropriate correction is required.

PUBLIC WORKS RECOMMENDATION

Approve with the following conditions:

1. The developer's construction drawings shall comply with the design regulations established by the Department of Public Works.
2. Prior to the submittal of construction plans, provide documentation of adequate sight distance at project entrances.
3. Roadway section and schedule per standard drawing ST-260.
4. Prior to the submittal of construction plans, the applicant shall provide a geotechnical study to support roadways with fill material, and document the fill slope stability along the public right of way.
5. Along Centennial Boulevard, begin fill slope outside of the public right of way.
6. A TIS may be required at the time of development.



Metro Planning Commission Meeting of 4/24/08

STAFF RECOMMENDATION

Staff recommends that the subdivision be approved with conditions.

CONDITIONS

1. A geotechnical study must be prepared and submitted with the Development Plan. The report must verify if sinkholes are present and if present how they are to be treated.
2. Lots with sinkholes shall be designated as critical lots, and a note shall be added to any future final plat indicating the presence of sinkholes.
3. Re-label lots 1-14.
4. Correct phasing plan. It shows 15 lots when the plan is for 14 lots.
5. Metro GIS indicates the presence of a stream that runs parallel to Lots 97.02 and 97.03. The stream continues north running parallel to Centennial Blvd. As such, show and label the Stream Tops of Bank. Furthermore, Show and Label a 30', "Water Quality Buffer" for said Stream. The Water Quality Buffer is scaled from the stream Tops of Bank. The total required buffer width is 30' + 30' + the top width of channel.
6. A Water Quality Concept is conspicuously absent from the plan. Show and Label a Water Quality Concept. Appropriate correction is required.
7. The developer's construction drawings shall comply with the design regulations established by the Department of Public Works.
8. Prior to the submittal of construction plans, provide documentation of adequate sight distance at project entrances.
9. Roadway section and schedule per standard drawing ST-260.
10. Prior to the submittal of construction plans, the applicant shall provide a geotechnical study to



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support roadways with fill material, and document the fill slope stability along the public right of way.

11. Along Centennial Boulevard, begin fill slope outside of the public right of way.
12. A TIS may be required at the time of development.
13. Pursuant to 2-3.4.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to any application for a final plat, and in no event more than 30 days after the date of conditional approval by the Planning Commission.

FINAL PLAT SUBDIVISIONS

Council District 4 – Michael Craddock



Project No.
Project Name
Council District
School District
Requested by

Subdivision 2008S-066G-04
Chippington Plaza II
4 - Craddock
3 - North
Chippington II L.P., owner, Barge Waggoner Sumner
& Cannon, surveyor

Staff Reviewer
Staff Recommendation

Logan
Approve with conditions

APPLICANT REQUEST

A request for final plat approval to create three lots on a portion of the property located at 94 Berkley Drive, approximately 315 feet east of Gallatin Pike (5.94 acres), zoned Multi-Family Residential (RM40) and within a Planned Unit Development District overlay.

ZONING
RM40 District

RM40 is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre.

PLAN DETAILS

This subdivision proposes to create three lots from two lots within the Chippington Plaza PUD. Lots 2 and 3 contain two residential towers. Although properties are not typically permitted to exceed the maximum density allowed by the zoning district, the density for the towers is shared between these two lots. Since the properties are within a Planned Unit Development, it is permitted in this situation. The new lot may require a PUD revision, amendment and/or final site plan before any building or grading permits can be issued.

This request creates one lot with no street frontage. This PUD already contains one lot without street frontage. Street frontage is not required because the plat is consistent with the existing PUD.

PUBLIC WORKS
RECOMMENDATION

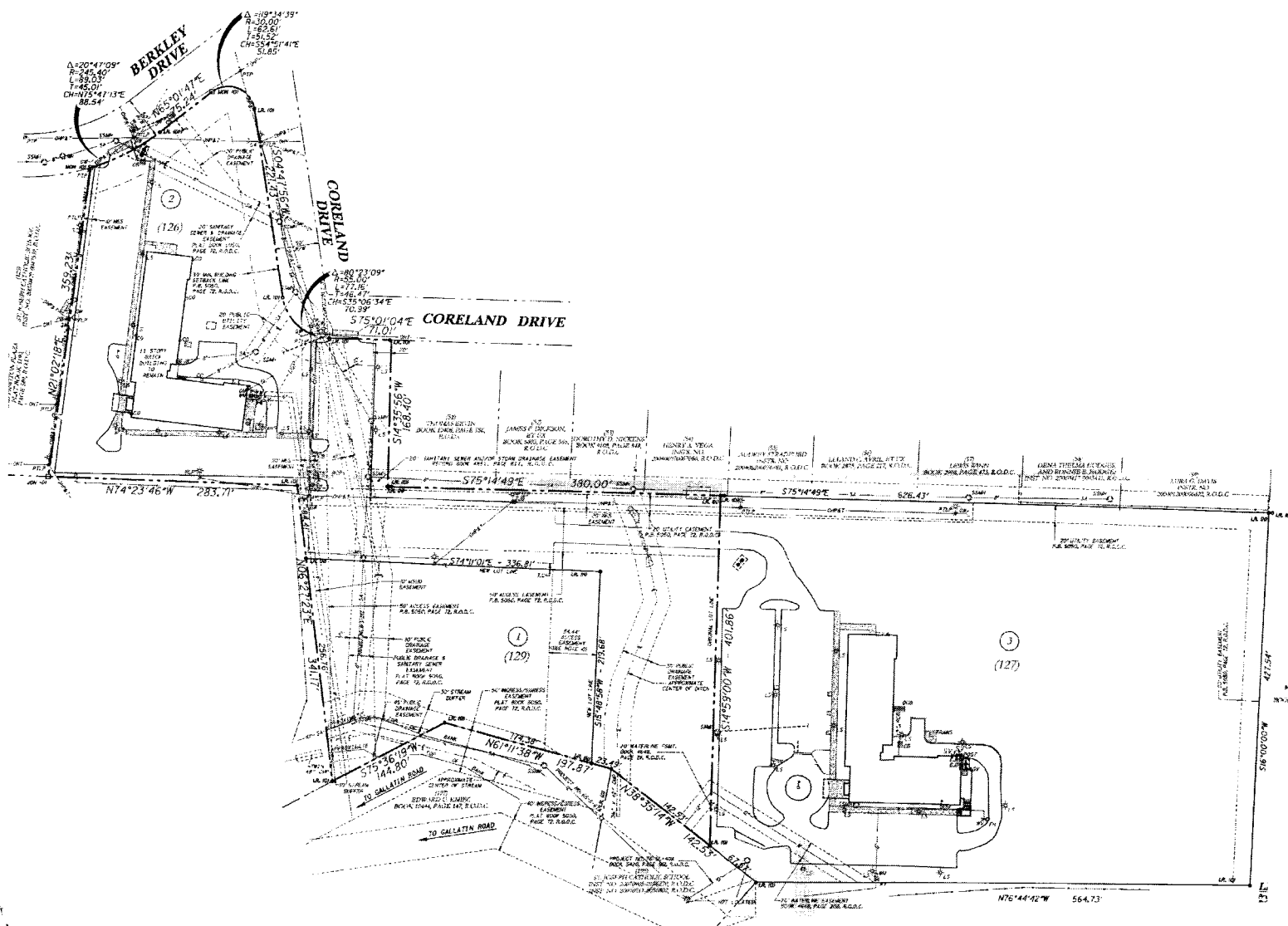
No Exceptions Taken

STORMWATER
RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval.





Metro Planning Commission Meeting of 4/24/08

CONDITIONS

Prior to recording the final plat, the following revisions need to be made:

1. Show all three lots within the boundary of the plat.
2. Revise purpose note to reflect the correct number of lots.
3. Delete note 16, which incorrectly references PUD requirements.
4. Add lot size for Lot 3.
5. Submit a plan stamped by Madison Utility District.

Council District 22 – Eric Crafton



Project No.
Project Name
Council District
School District
Requested by

Subdivision 2008S-080G-06
Bellevue Road Subdivision
22 - Crafton
9 - Warden
James and Terri Sneed, owner, E. Roberts Alley & Associates, surveyor

Staff Reviewer
Staff Recommendation

Logan
Disapprove

APPLICANT REQUEST
Final Plat

A request for final plat approval to create 3 lots on property located at 132 Bellevue Road, approximately 1,290 feet west of Hicks Road (3.09 acres), zoned Single-Family Residential (RS15).

ZONING
RS15 District

RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

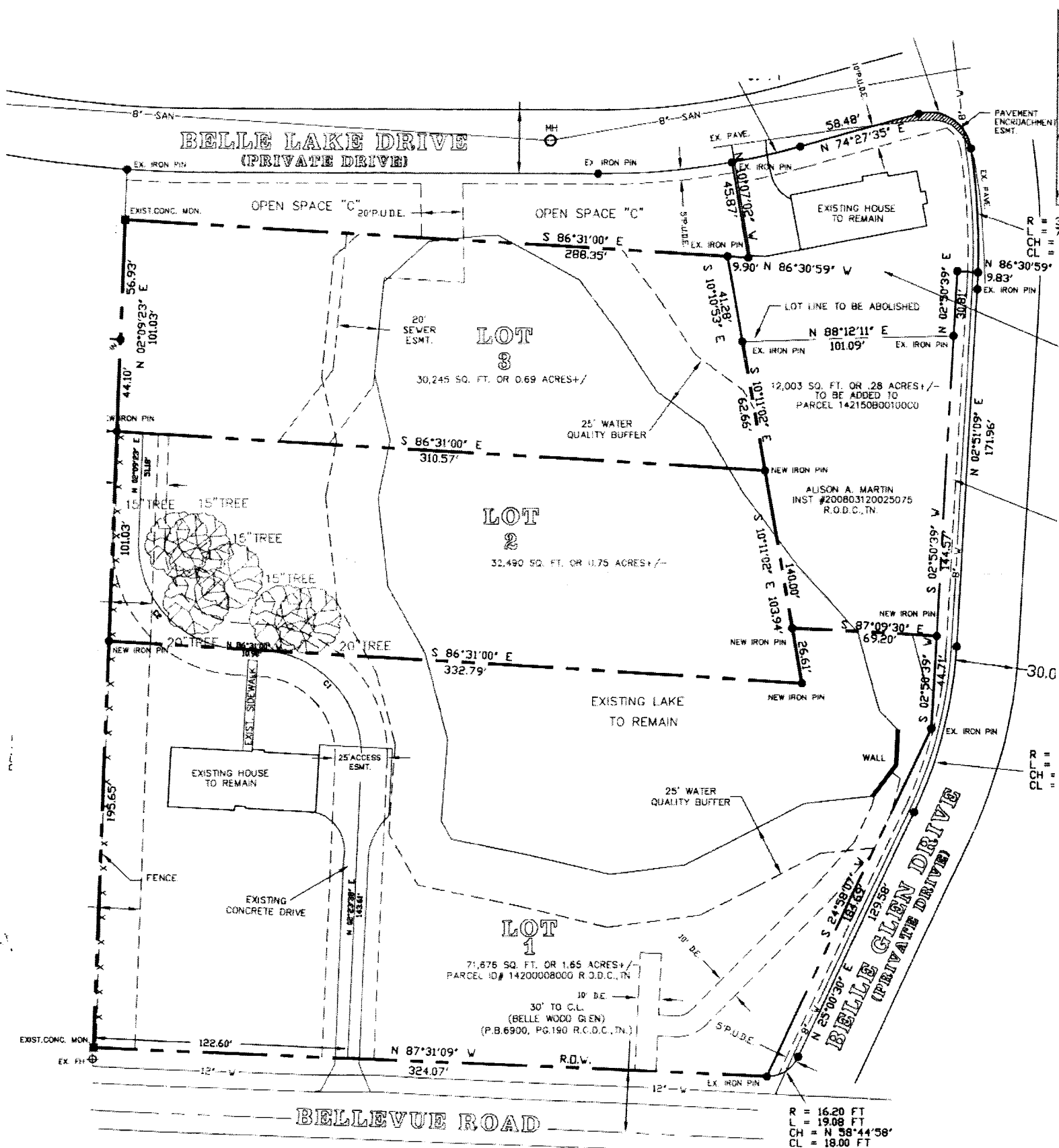
PLAN DETAILS

The existing lot is approximately three acres and includes a lake. This subdivision proposes to create three lots. Two of the proposed lots would not have street frontage and would be situated behind an existing home. One of these lots could face a private street within an adjacent PUD, but would not have access to that street.

Variance for Street Frontage

Section 3-4.2.b of the Subdivision Regulations requires all residential lots to have street frontage. This request creates two lots with no street frontage. The applicant has submitted a variance request stating that the lake, existing house, and private drives create a hardship for developing this property. However, these conditions were created by the owner or the previous owners. The PUD that limits the access was subdivided from a larger parcel that also included this property. Additional access was eliminated by that subdivision. Self-made conditions do not constitute a hardship.

It may be appropriate to permit the development of one additional lot. The additional lot could be accommodated without dividing ownership of the lake, which would eliminate maintenance issues with multiple owners. An access easement may also be sufficient access for one lot. Two additional lots is an





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inappropriate increase in density for this property because a pond on this site diminishes the useable acreage, and because of the limited ability to gain access to property with no street frontage.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

Identify owner of Open Space "C".

STORMWATER RECOMMENDATION

Approved

STAFF RECOMMENDATION

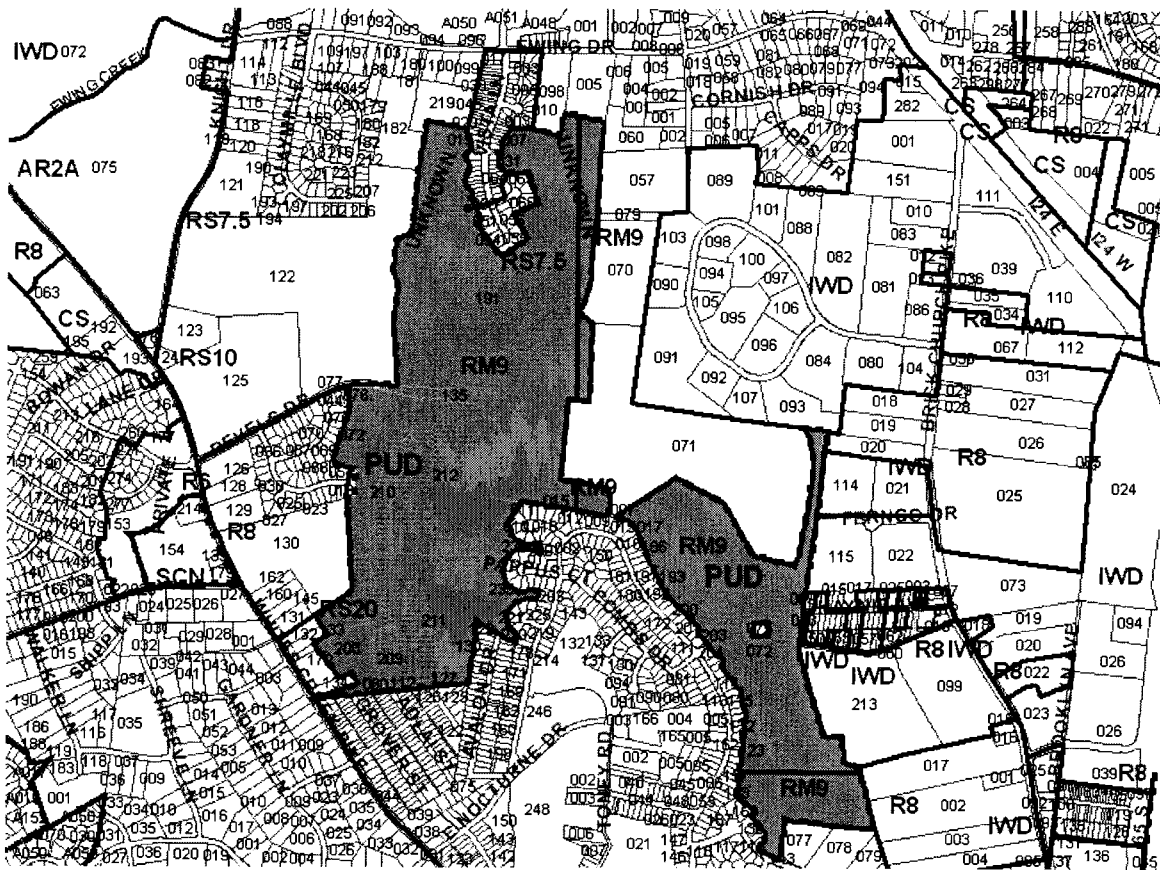
Staff recommends disapproval because the request does not meet the Subdivision Regulations for street frontage.

CONDITIONS (if approved)

Prior to recording the final plat, the following revisions need to be made:

1. Revise to show two lots, with the entirety of the lake within one lot or common open space.

**REVISIONS
and FINAL SITE PLANS**



2002P-003U-03

Park Preserve

Map: 059-00 Parcel(s): 135, 191, 208, 209, 210, 211, 212

Subarea 3

Council District 2 – Frank Harrison



Project No.
Project Name

Council District
School Board District
Requested By

Planned Unit Development 2002P-003U-03

Park Preserve

2 – Harrison

1 – Thompson

Ragan-Smith-Associates, applicant, for Harding Corporation, owner

Staff Reviewer

Logan

Staff Recommendation

Disapprove, but approve with conditions if Stormwater approval is obtained prior to the meeting

APPLICANT REQUEST

Revise Preliminary PUD

A request to revise the preliminary plan for the Park Preserve Planned Unit Development Overlay on properties located at Whites Creek Pike (unnumbered), Brick Church Pike (unnumbered), and Vista Lane (unnumbered), between Brick Church Pike and Whites Creek Pike (200.43 acres), zoned Multi-Family Residential (RM9), to revise the overall layout and to stub Suzanne Drive to the property line.

PLAN DETAILS

Park Preserve preliminary PUD was approved in 2002 and revised in 2003. The plan proposes 743 units, with 416 single-family units and 327 multi-family units. There are several minor changes to the layout. First, the intersection off of Whites Creek Pike has been modified. Park Preserve Way changed from a through street to a T-intersection, which minimizes grading in this location. Second, this plan better accommodates slopes on the site. Some buildings, as well as intersections, have been rearranged in order to minimize grading and preserve slopes. The lots on the east side of Park Preserve Way, which were in steep slopes, have been removed. Third, a stub street has been added to the north, where there was previously a cul-de-sac. This street will eventually connect to Ewing Drive. These changes are minor and are considered a revision to the PUD.

Stormwater Concerns

During a recent Stormwater Management Committee meeting, the committee members stated that stream crossings should be limited to no more than one crossing per 1000 feet. In reviewing the Park Preserve Preliminary PUD revision, it is shown to have 5 stream crossings. The 4 crossings to the far north section of the site are spaced less than 1000 feet apart. If these





Metro Planning Commission Meeting of 4/24/08

stream crossings are not permitted, the layout of the development could change significantly. Because of the potential change in layout, this issue should be resolved during the review of the preliminary plan.

PUBLIC WORKS RECOMMENDATION

The developer's construction drawings shall comply with the design regulations established by the Department of Public Works.

Show and dimension right of way along Whites Creek Pike. Label and show reserve strip for future right of way 42 feet from centerline to property boundary, consistent with the approved major street plan (U4 - 84' ROW).

Identify plans for recycling collection and solid waste disposal. Solid waste plan must be approved by the Department of Public Works Solid Waste Division.

Street names to be coordinated and approved by the Department of Public Works mapping section. Comply with previous conditions of Park Preserve. The implementation of these conditions will be based on thresholds determined as plans are developed.

Phase I

1. Construct a northbound right turn lane on Whites Creek Pike at Malta Drive with 180' of storage and 100' of taper per A Policy on Geometric Design of Highways and Streets published by AASHTO.

2. Provide three lanes on Malta Drive at Whites Creek Pike. These lanes shall consist of a 12' eastbound lane, an 11' westbound left turn lane and a 12' right-through lane. These lanes shall extend a minimum of 150' plus taper east of the intersection.

Phase III

1. Provide three lanes on Revels Drive at Whites Creek Pike. These lanes shall consist of a 12' eastbound lane, an 11' westbound left turn lane and a 12' right-through lane. These lanes shall extend a minimum of 150' plus taper east of the intersection.

2. Construct a southbound left turn lane on Whites Creek Pike at Revels Drive. This lane shall provide a



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minimum of 100' of storage and adequate bay and departure tapers per A Policy on Geometric Design of Highways and Streets published by AASHTO.

Phase V

1. Construct a westbound left turn lane on Ewing Drive at Vista Lane. This lane shall provide a minimum of 100' of storage and adequate bay and departure tapers per A Policy on Geometric Design of Highways and Streets published by AASHTO.

2. Provide three lanes on Vista Lane at Ewing Drive. These lanes shall consist of a 12' eastbound lane, an 11' westbound left turn lane and a 12' right-through lane. These lanes shall extend a minimum of 150' plus taper east of the intersection.

STORMWATER RECOMMENDATION

Preliminary PUD Returned for Corrections:

1. GIS identified several streams located onsite without appropriate buffers. Provide adequate buffers or provide a hydrologic determination declassifying the streams as wet weather conveyances.
2. The PUD revision proposes 5 stream crossings. 4 of the proposed crossings are spaced less than 1000 feet apart with some crossings located 600 feet apart. Each stream crossing should be limited to 1 crossing per 1000 feet.

STAFF RECOMMENDATION

Staff recommends disapproval, but approval with conditions if Stormwater approval is obtained prior to the meeting.

CONDITIONS (if approved)

1. Comply with all Public Works requirements.
2. Comply with all Stormwater requirements.
3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic



Metro Planning Commission Meeting of 4/24/08

Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.

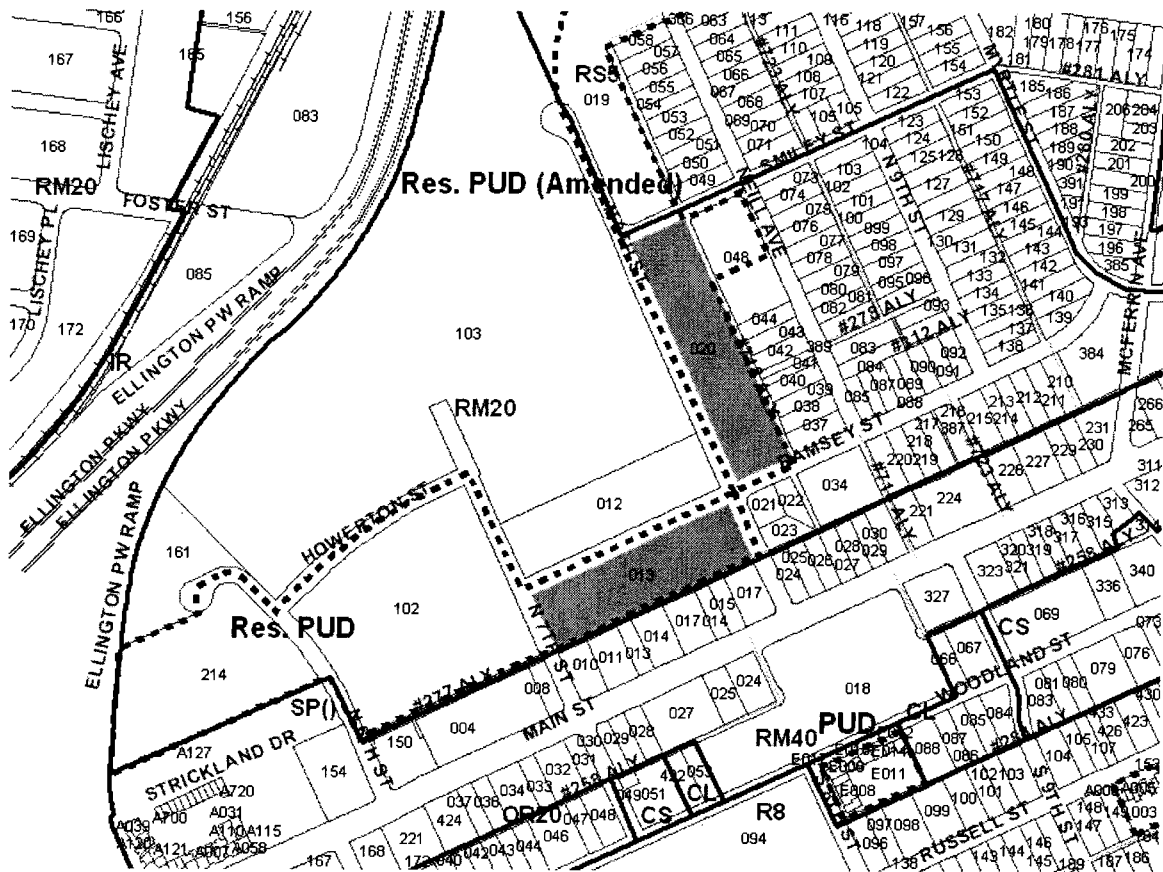
5. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.

6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

7. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.

8. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

9. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.



2008P-004U-05

East River Apartments

Map: 082-12 Parcels: 013, 020

Subarea 5

Council District 6 – Mike Jameson



Project No.

Project Name

Council District

School Board District

Requested By

Planned Unit Development 2008P-004U-05

East River Apartments

6 - Jameson

5 - Porter

Barge Cauthen and Associates, applicant for East River Holdings, L.P., owner

Staff Reviewer

Staff Recommendation

Swaggart

Approve with conditions

APPLICANT REQUEST

Revise Preliminary & PUD Final

Site Plan

A request to revise the preliminary plan and for final approval for a Planned Unit Development located at 201 North 8th Street and Ramsey Street (unnumbered), at the southwest and northeast corner of Ramsey Street and North 8th Street (5.63 acres), zoned Multi-Family Residential (RM20), to permit 90 multi-family dwelling units where 104 units previously existed.

Zoning District

RM20 District

RM20 is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre.

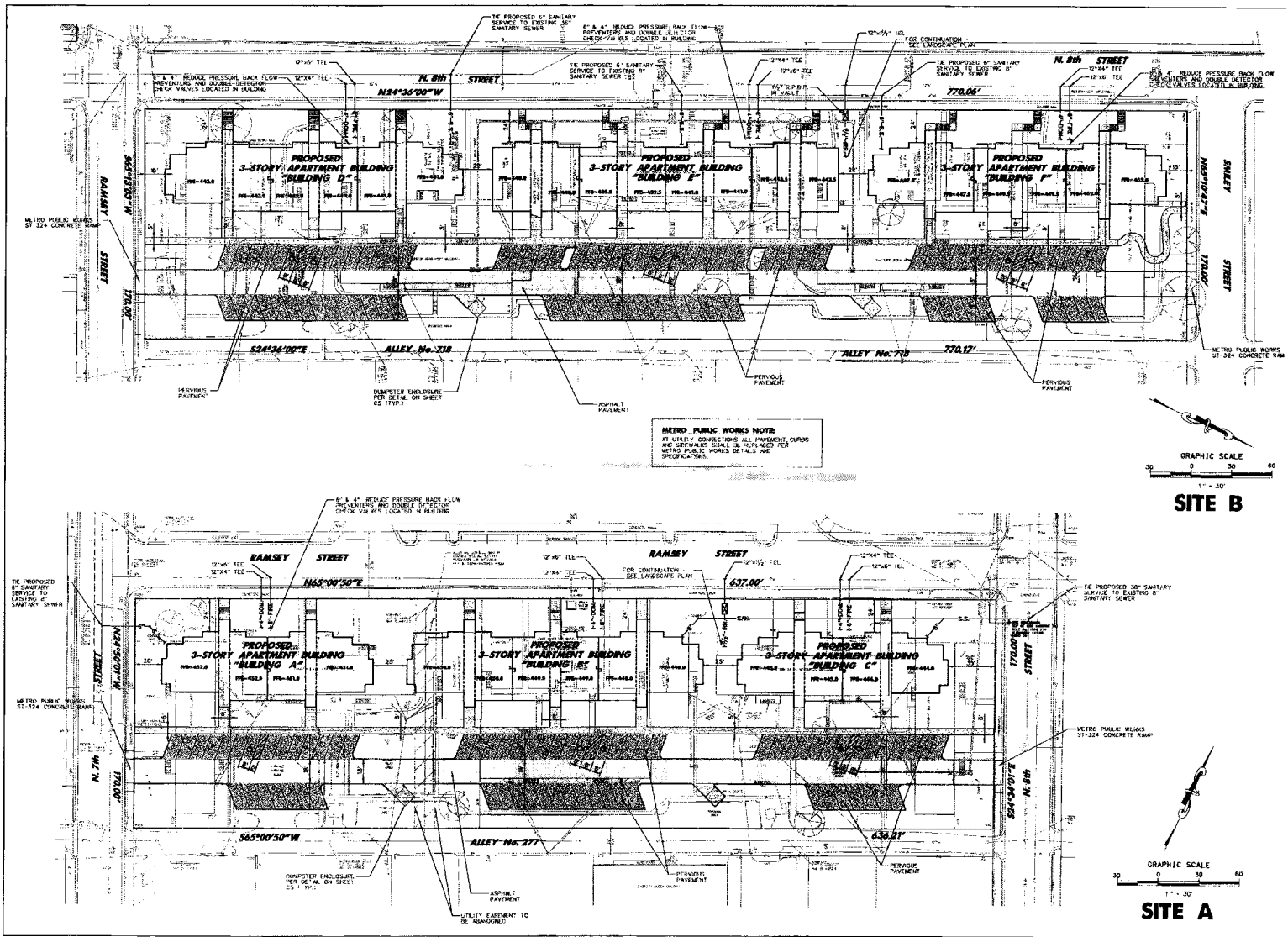
PLAN DETAILS

Site Plan

This request is for property within an old Metropolitan Development and Housing Agency (MDHA) Planned Unit Development. There is no PUD plan on file, but it was approved by Metro Council in 1974 (O73-650) and consisted of 104 apartment units. All units are currently vacant. Since there is no existing file for the previous PUD a new PUD number is being assigned to the development.

The plan calls for 90 apartments to be located within six individual buildings. All buildings will be three stories in height. Three buildings, with 12 units each, will front on Ramsey Street. The remaining three buildings, with 18 units each, will front on North 8th Street.

Buildings will have primary frontage along public streets with pedestrian access being provided along Ramsey and North 8th. Parking is located behind the units, and is accessed from public streets.





Metro Planning Commission Meeting of 4/24/08

PUBLIC WORKS RECOMMENDATION

The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

STORMWATER RECOMMENDATION

Approve with the following conditions:

1. The Stormwater BMP Operation and Maintenance Agreement is required to be recorded prior to final plan approval. The O & M Agreement is comprised of three elements: (1) The Inspection and Maintenance Agreement signed by the developer or owner, (2) the Long Term Maintenance Plan and, (3) a drawing of easements on a plat or a system location map to help MWS locate the BMPs as needed. Please refer to Appendix C of the Stormwater Management Manual Volume 1 for further instructions.
2. Drainage easements will be required to be recorded, either by plat or by separate instrument, for the two water quality units. If this property will not be platted through the Metropolitan Planning Commission, then you must submit a completed Dedication of Easement Form. The grading plan cannot be approved until the easement is reviewed and approved by Ron Sweeny's office.
3. Upon final review of the O & M Agreement and Dedication of Easement documents, the total cost to record both documents will be determined and you will be notified of the total amount required to be submitted for recording.
4. Please submit the Grading Permit Fee of \$1,025 made payable to Metro Water Services.
5. Please provide the owner's email and/or fax number.
6. Provide a copy of the NOC and sign and date the NOC Note and provide the permit number.
7. The minimum length of a construction exit is 100 feet. Please revise the detail.
8. Change note 3 on sheet C4 to state that stabilization methods will be applied within 14 days of final grading.
9. Please show the size of the pipes that both systems propose to tie into. Indicate if the existing storm system carries storm only or if it is a combination storm and sanitary sewer line. If it is a CSO line, please provide written approval from Metro Water and Sewer.



Metro Planning Commission Meeting of 4/24/08

10. Please provide a drainage area map showing existing conditions and flow patterns and the outfall point(s) being analyzed.
11. Please provide a drainage area map showing proposed conditions and flow patterns and the outfall point(s) being analyzed.
12. Please provide pre- and post-developed peak flow rates for the 2-year, 5-year, 10-year, 25-year, 50-year, and 100-year storm events using the SCS Method. Increases in peak flow rates are not allowed, especially in the CSO.
13. No credit is given towards stormwater quantity for the use of porous concrete. Please re-evaluate the stormwater quantity analysis (see items 10-12).

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. There shall be no pole signs allowed, and all free standing signs shall be monument type not to exceed five feet in height. Changeable LED, video signs or similar signs allowing automatic changeable messages shall be prohibited. All other signs shall meet the base zoning requirements, and must be approved by the Metro Department of Codes Administration.
2. A revised plan addressing all Stormwater comments listed above must be submitted to the Stormwater Division for approval.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.



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5. Prior to any additional development applications for this property, and in no event later than 120 days after the date of conditional approval by the Planning Commission, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. Failure to submit a corrected copy of the preliminary PUD within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

URBAN DESIGN OVERLAY



2008UD-001U-05

Dickerson Pike Sign UDO

Map: 071-03, 071-07, 071-11, Parcels: Various
071-14, 071-15

Subarea 5

Council District 5 – Pam Murray



Project No.
Project Name
Council Bill
Council District
School District
Requested by

Urban Design Overlay 2008UD-001U-05
Dickerson Pike Sign UDO
BL2008-185
5 – Murray
5 - Porter
Councilmember Pam Murray

Staff Reviewer
Staff Recommendation

Kleinfelter
Approve

APPLICANT REQUEST
Preliminary UDO

A request to apply an Urban Design Overlay district to various properties located along Dickerson Pike between 1st Street and Trinity Lane (153.85 acres), zoned CS and CL, to regulate all signs for properties along Dickerson Pike.

BACKGROUND

Councilmember Pam Murray has been working with business and property owners along those portions of Dickerson Pike located within her district to attempt to develop strategies and plans that to revitalize that street. As part of that effort, Councilmember Murray asked the Planning Department to develop an overlay that would provide higher standards for signage along Dickerson Pike. The Dickerson Pike Sign UDO is intended to provide those standards.

The purpose of the UDO is to enhance the Dickerson Pike streetscape by, among other things, discouraging clutter from inappropriate signs. The UDO standards encourage signage that is appropriate in scale and design for pedestrians, motorists, cyclists and for the building(s) it identifies. The UDO allows for creative approaches to signage to ensure that signage is designed for the purpose of identifying a destination in a unique and functional manner.

The UDO includes every parcel of land that abuts both sides of Dickerson Pike from Interstate 24 to Trinity Lane, and every parcel on the west side of Dickerson Pike from Trinity Lane to Rock Street.

The property south of Douglas Avenue within the proposed UDO is also located within the MDHA Skyline Redevelopment District, which was approved on third reading by the Metro Council on April 15, 2008.



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COMMUNITY PLAN

The proposed Dickerson Pike UDO is located within a wide variety of land use policy areas of the East Nashville Community Plan, including Neighborhood Urban, Neighborhood General, and Community Center. The land uses supported in those areas include mixed housing, mixed use, offices, and commercial retail. A portion of the proposed UDO is located within Special Policy #1, which is intended to guide land use decisions until more detailed planning efforts can be completed. Among other things, Special Policy #1 states that the only requests for rezoning that should be approved are those that achieve a high standard of urban design.

Existing Zoning

All property affected by this Ordinance is currently zoned CS or CL.

CS District

Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

CL District

Commercial Limited is intended for retail, consumer service, financial, restaurant, and office uses.

STAFF RECOMMENDATION

Staff recommends approval of the Dickerson Pike Sign UDO.

PLAN DETAILS

The UDO includes standards to address several issues, including prohibited signs, sign lighting, design and materials, and signs for multi-tenant buildings. A copy of the UDO will be delivered to the Commissioners with this staff report, and it has been posted to the Planning Department website at www.nashville.gov/mpc.

Non-conforming signs must be brought into conformity with these standards if a permit is required to alter, reconstruct, replace or relocate the sign. If a sign is damaged, then the property owner can repair the sign without complying with these standards.

The UDO does not replace, but supplements the standard sign provisions of Chapter 17.32 of the Metro Code. If there is a conflict between the UDO standards and the sign provisions of the Zoning Code, then requested sign permit must comply with the UDO provisions.